

# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

March 26, 1979

Present: Raftery, Hannaford, Kulmala, Chaput, Coulter, Courant

Regarding Laurelwood Drive, it was reported that there had been a great deal of discussion at the Selectmen's Hearing on Town acceptance of that road because of drainage problems. Mr. Widmere, who lives on Milne <sup>LA</sup> Dove across from Laurelwood Drive, has a problem with water running off of Laurelwood and through his house. He may want to take some legal action. Tom Raftery had visually inspected the catch basins and asked Frank Hannaford what steps the Board should take. Frank reported that he will meet with CVP on Wednesday. CVP will report to the Selectmen on Wednesday night, when the adjourned Hearing will reconvene.

Sam Nuckols explained that when this drainage system was installed, based on a 1969 plan, the two upper catch basins in question came through a culvert which drains onto Nuckols' land and has created a new wetlands which has not been mapped. The two catch basins on East Street had silted up. It was pointed out that the Conservation Commission had tried to prevent building on the Widmere lot and the State and the DEQE had overruled. It was also pointed out that drainage easements are not required if the drainage is going to a natural drainage swale. According to Widmere's lawyer, there are ways for the Town to require the developer to correct the problem by rescinding the subdivision plan and asking for an amended subdivision plan. Widmere presented a draft of a letter he proposes to send to Nickerson & Foster asking for a cease of the trespass and that the Town not accept the road.

It was felt that the Planning Board cannot recommend acceptance of the road until we have more information. There was a question as to whether the catch basins on East Street are connected to the culvert. Frank Hannaford reported that Nickerson would be willing for the DPW to blow out the culvert at his expense. Bernhard and Carol Piwczyk, Lot 1, Laurelwood Drive, also appeared to comment on their experiences with drainage problems.

After discussion, the three problem areas were identified as the upper catch basins which have created the Nuckols wetlands, the catch basins on East Street and the Widmere pool. The results of Pat Cutter's meeting with the DPW on the problem will be sought.

Chairman Raftery welcomed the Board's two new members, Richard Coulter and Paul Courant.

The Minutes of the March 12, 1979, meeting were reviewed. On page 1, in the paragraph regarding the Housing Study Committee, Vivian Chaput pointed out that the comprehensive permit comes under Chapter 774, not 744. She also said that a copy of the letter from Town Counsel should be attached to the Minutes. The Minutes were accepted as amended.

Regarding appointments and recommendations, the recommendation to the Selectmen for appointment to MAPC will remain open. Charlie Evans will be invited to attend the April 9 meeting to explain the responsibilities of that office. Hal Sauer will continue to serve as our liaison with the State Forest Advisory Committee and Historical Commission. Dick Coulter will serve as the Board's liaison with the Long Term Capital Requirements Committee. Paul Courant will take the responsibility of reactivating the Master Planning Subcommittee. He will draft a charter, propose a suggested number of members, etc. Frank Hannaford indicated his willingness to have his name proposed to the Conservation Commission as the Planning Board's liaison. Vivian Chaput will continue with the Housing Study Committee.

Tom Raftery reported he had received a note from the Selectmen asking if there is any possibility the Board could vote approval of the transfer station plus the Perry acre for the DPW building. It was felt the Board would like a detailed explanation of the three alternatives which had been considered by the Selectmen.

Kay Kulmala reported on the progress of the zoning maps. She said that the cost will be approximately \$250 instead of the \$150 estimated earlier. However, the assessors' maps will cost \$35 instead of the \$100 estimated. She requested \$350 total for the two maps. This amount was voted unanimously.

Kay also requested up to \$100 additional funds, which might not even be needed, for the Open Space and Recreation Report final miscellaneous expenses. This amount was unanimously voted.

The bill for the display case in the amount of \$59.06 was signed for payment. The Board hopes that the person responsible will reimburse the amount.

Howard Hensleigh appeared to advise the Board regarding the DPW building. He said we would have a simple building concept. One that could be estimated very closely. A steel building which could be purchased from a number of companies. The building is 70' x 80' (5600 s.f.). It would have a heated bay and at the back an office, a small area where the employees could have lunch, a toilet and lockers. The 60 additional feet, three bays, would be unheated or very slightly heated for parking for nine pieces of equipment. This could easily be expanded an additional 20 feet.


Sly Fox has an 120' x 60' existing building which is 15 or 20 years old. The cost plus renovating would be over \$200,000. Much of the land is wetlands.

In discussing the transfer station alone and the transfer station plus the Perry acre, it was found that the savings on septic, well, etc., would save most of the cost of the acre. The building will set into a small hollow so that it will not be too visible. The cost at the transfer station with the Perry land was a little more than half of what the Sly Fox cost would be. The figures are not complete. No estimates for gas pump or underground tanks for gas were included, but these would have to be added to any site chosen.

Conservation Commission voted to support the transfer station with the Perry acre. Hensleigh said the Perry land does not add to expansion capabilities. The transfer station by itself does not provide a good foundation because it is all sanitary land fill. We have 9 trucks, a sweeper and a found end loader. School buses would not be parked here.

For balance of Minutes, see attached.

Respectfully submitted,

  
Meredith DeLong  
Secretary to the Board

ADDENDUM TO PLANNING BOARD MINUTES OF MARCH 26, 1979

VOTED: Based upon the presentation of Selectman Howard Hensleigh to approve the Selectmen's selection of the Transfer Station with the Perry Land purchase for the site of the DPW building.

VOTED: The Board does not recommend acceptance of Laurelwood Drive at this time because of a lack of information as to drainage problems and present status of drains, culverts and catchbasins.